

City of Santee
Program Year 2013 CAPER

July 2013 – June 2014

September 2014

City of Santee
Department of Development Services
10601 North Magnolia Avenue
Santee, CA 92071

**City of Santee
Consolidated Annual Performance Evaluation Report
Program Year 2013**

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Section 1 GENERAL NARRATIVE

1.1 Assessment of Five-Year Goals and Objectives

The Santee Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year (PY) 2013 provides a general assessment of activities undertaken during the year to address priorities, goals, and objectives identified in the City's 2010-2015 Consolidated Plan. In addition, actions taken to affirmatively further fair housing, provide affordable housing, address the Continuum of Care and leverage resources are described in the report. The remaining sections of the CAPER address specific projects and accomplishments in the CDBG and HOME programs during PY 2013. The City of Santee began implementing the goals and objectives of the 2010-2015 Consolidated Plan in Program Year 2010. This report covers the fourth year of implementing the Consolidated Plan.

1.1.1 Geographic Distribution

Most programs are not limited to specific neighborhoods or areas during the five-year planning period. Most of Santee's programs are offered for the benefit of lower and moderate income persons on a citywide basis using CDBG, Redevelopment Set-Aside funds and/or other local funds. This policy is reflective of the distribution of the lower income persons.

Public improvement projects are located in the City's area benefit eligible tracts: 167.01, 166.16, and 166.17. The Buena Vista/Railroad Avenue Neighborhood Improvements Project is in Census Tract 166.17.

1.1.2 Implementing Programs

Table 1 and Table 2 describe how activities undertaken during Program Year 2013 advance objectives and areas of priority established in the 2010-2015 Consolidated Plan. Table 1 summarizes the Program Year 2013 activities, provides the CDBG allocation, expenditures and accomplishments. The PY 2013 CDBG allocation was \$269,940. The City also received \$98,130 in HOME funds through the County of San Diego. Table 2 summarizes cumulative accomplishment of the 2010-2015 Consolidated Plan and PY 2013 programs, objectives, and accomplishments by Consolidated Plan priority and includes other activities funded from other sources.

Table 1
**Summary of CDBG Funded Activities and Accomplishments for
Program Year 2013**

Activity	Action Plan Allocation	Expenditures	Accomplishments (Persons Assisted or Units Completed)
Santee Food Bank	\$20,000.00	\$20,000.00	19,083 persons
Meals on Wheels	\$8,000.00	\$8,000.00	85 seniors
Crisis House	\$3,000.00	\$3,000.00	302 persons
ElderHelp of San Diego	\$3,000.00	\$3,000.00	5 seniors
YMCA	\$1,000.00	\$1,000.00	49 youth
Santee Boys and Girls Club	\$1,441.00	\$1,441.00	32 youth
<i>Sub-Total</i>	<i>\$36,441.00</i>	<i>\$36,441.00</i>	
<i>Public Facilities and Improvements</i>			
Section 108 Debt Service	\$158,466.00	\$158,767.00	1 project
Caring Neighbors	\$5,587.00	\$5,587.00	42 seniors
Home of Guiding Hands	\$5,587.00	\$5,587.00	1 project
<i>Sub-Total</i>	<i>\$169,640.00</i>	<i>\$169,941.00</i>	
<i>Administrative Activities</i>			
Center for Social Advocacy	\$9,500.00	\$9,500.00	86 persons
Administration	\$39,089.00	\$38,918.58	N/A
<i>Sub-Total</i>	<i>\$48,589.00</i>	<i>\$48,418.58</i>	
Total	\$254,670.00	\$254,800.58	

Table 2
Assessment of Five-Year Goals and Objectives

2010-2015 Consolidated Plan	Program	Objective(s)	Allocation by Source	Accomplishments	Cumulative Accomplishments	Comments
Priority: Assist Lower Income Renters						
<p><u>Program:</u> HP-1 Acquisition/ Rehab Program</p> <p><u>5-yr. Objective:</u> Acquire and develop or rehabilitate 50 units</p> <p><u>5-yr. Objective:</u> Assist 50 additional units</p>	City RDA Acquisition/ Rehab Program	<p>Continue to look for opportunities to form partnerships with private developers to rehabilitate existing apartment buildings and construct new apartments</p> <p>Acquire and rehabilitate 15 units</p>	Due to the elimination of redevelopment authorities funding is no longer available for this activity.	No activity	<p>PY 2010: 0 units</p> <p>PY 2011: 0 units</p> <p>PY 2012 : 44 units</p> <p>PY 2013 : 0 units</p>	Due to the elimination of redevelopment authorities and funding during PY2011, this program is no longer in effect.
<p><u>Program:</u> HP-2 Mobilehome Rental Assistance</p> <p>Provides \$100 per month in space rental assistance to very low-income seniors and disabled people</p> <p><u>5-yr. Objective:</u> Assist annually 250 households.</p>	City RDA Mobilehome Rental Assistance Program	Provide 250 mobilehome spaces with rental assistance	Due to the elimination of redevelopment authorities funding is no longer available for this activity.	No activity	<p>PY 2010: 250 units</p> <p>PY 2011: 250 units</p> <p>PY 2012: 0 units</p> <p>PY 2013: 0 units</p>	Due to the elimination of redevelopment authorities and funding during PY2011, this program is no longer in effect.

Table 2
Assessment of Five-Year Goals and Objectives

2010-2015 Consolidated Plan	Program	Objective(s)	Allocation by Source	Accomplishments	Cumulative Accomplishments	Comments
<p><u>Program:</u> HP-3 Mobilehome Rent Stabilization Program</p> <p>Retains affordable space rents in mobilehome parks for home owners not on long term leases</p> <p><u>5-yr. Objective:</u> Protect annually 1,500 spaces.</p>	City RDA Mobilehome Rent Stabilization Program	Protect 1,204 mobilehome park rental spaces	Funded by City General Fund monies	Protected the 1,201 mobilehome park rental spaces (sp) from excessive rent increases.	PY 2010: 1,204 sp PY 2011: 1,213 sp PY 2012: 1,201 sp PY 2013: 1,201 sp	Supports a source of decent and comparatively affordable housing. Requires significant financial resources in the administration and legal defense of the Ordinance.

Priority: Assist Low and Moderate Income Homeowners						
<u>Program:</u> HP-1 First Time Home Buyer Assistance	County of San Diego -Mortgage Credit Certificate Program (MCC)	Assist 10 income-qualified households	Funded by City General Fund monies	Due to the availability of funding, and the restrictions of the MCC program, utilization of this program has continued to decline.	PY 2010: 3 Units PY 2011: 2 Units PY 2012: 0 Units PY 2013: 0 Units	Provides tax credits which reduce monthly housing cost. And provides affordable housing.
	City First Time Home Buyer Program. (HOME)	Assist 10 income-qualified households	Funded by Federal HOME monies.	1 household assisted.	PY 2010: 5 units PY 2011: 5 units PY 2012: 0 units PY 2013: 1 unit	Provides affordable housing for first time home buyers. Competition for homes from all-cash buyers prevented the closing of add.l loans in PY 2013.
<u>Program:</u> HP-5 Home Improvement and Repairs <u>5-year Objective:</u> Rehab 50 housing units.	Lutheran Social Services - Caring Neighbors Rehab Program	Provide minor home repairs to 40 mobilehomes annually and/or single family houses	This project was funded with \$5,587 CDBG Public Facilities funds.	42 persons assisted	Persons assisted: PY 2010: 65 PY 2011: 48 PY 2012: 48 PY 2013: 42	Retains affordable housing.
	City RDA Housing Preservation Loan Program	Provide 10 housing units annually with home repair loans	Due to the elimination of redevelopment authorities funding is no longer available for this activity.	No activity	PY 2010: 9 units PY 2011: 5 units PY 2012: 0 units PY 2013: 0 units	Due to the elimination of redevelopment during PY2011, this program is no longer in effect.

Priority: Provide Housing and other Assistance to Prevent or Address the Homeless						
<p><u>Program:</u> H-1 Near-Term Homeless Facilities and Supportive Services - Programs address homeless or near-homeless needs as a means of supporting the regional system and community</p> <p>Programs support a suitable living environments</p> <p><u>5-year Objective:</u> Provide services for 5,000 people</p>	Emergency Food and Shelter Board distributes funds to agencies that provide emergency services, supplies and shelter	Send a representative to the FEMA Board of San Diego County	Staff costs are funded by City General Fund monies	The number of homeless persons residing within Santee benefiting from services is not determined.	Meetings: PY 2010: 4 PY 2011: 4 PY 2012: 4 PY 2013: 4	Allocates funds to community based organizations to provide supportive services including emergency food and shelter
	Crisis House - Homeless Prevention and Intervention Program	Provide 240 people with to prevent or address homelessness	Funded by \$3,000 in CDBG funds.	302 people assisted	Persons assisted: PY 2010: 904 PY 2011: 662 PY 2012: 277 PY 2013: 302	Provides a safety net services (inc. food, shelter, clothing, etc.) to prevent homelessness and/or assistance for the homeless
	Emergency Housing Assistance – grants for low and moderate income home owners	Assist 5 households	Funded by City General Fund monies	0 requests were received for Emergency Assistance 0 persons assisted	Persons Assisted: PY 2010: 0 PY 2011: 0 PY 2012: 0 PY 2013: 0	Stabilizes families and people who have been impacted by a major loss and may become homeless.
	Santee Ministerial Council – Santee Food Bank	Provide 1,800 people with emergency food monthly.	Funded by \$20,000 in CDBG monies	19,083 people assisted	Persons Assisted: PY 2010: 16,811 PY 2011: 20,529 PY 2012: 19,762 PY 2013: 19,083	Provide emergency food supplies and assistance for the homeless
	Santee Santos Foundation	Assist 250-300 families in crisis and at-risk of homelessness	Request for PY2013 funding withdrawn	PY2013 activity not reported	Persons Assisted: PY 2010: 739 PY 2011: 246 PY 2012: 221 PY 2013: N/A	Assist households in crisis with funds for utility, rent, food, clothing, etc.

Priority: Assist Public and Community Service Providers that enable Lower and Moderate Income persons to remain in their home.

<p><u>Program:</u> CD-1 Senior Services</p> <p>Funds provide services including housing, in-home care, meals, adult day care, referral information and transportation.</p> <p><u>5-yr. Objective:</u> Provide services for 3,750 seniors.</p>	Meals-on-Wheels Program	Provide meals to 60 residents	Funded by \$8,000 in CDBG monies	85 persons assisted	Persons Assisted: PY 2010: 51 PY 2011: 52 PY 2012: 66 PY 2013: 85	Provides home delivered meals to help maintain.
	ElderHelp - Case Management	Support 25 home bound seniors	Funded by \$3,000 in CDBG monies	24 people assisted	Persons Assisted: PY 2010: 57 PY 2011: 25 PY 2012: 26 PY 2013: 24	Supports home bound persons to maintain their independence and continue living in their homes.
<p><u>Program:</u> CD-2 Youth Services</p> <p>Programs provide scholarships, sports equipment, recreation and nutrition classes and opportunities.</p> <p><u>5-year Objective:</u> Provide opportunities for 2,500 youth</p>	Boys and Girls Club	Provide 30 youth with after school care and recreational programs	Funded with \$1,441 in CDBG monies	32 youth participated in programs offered throughout the year.	Persons Assisted: PY 2010: 50 PY 2011: 28 PY 2012: 32 PY 2013: 32	Provides opportunities to learn new life skills and improves self-confidence.
	Cameron Family YMCA	Provide 33 youth with swim and gymnastic fees	Funded by \$1,000 in CDBG monies	49 youth were able to participate in YMCA classes.	Persons Assisted: PY 2010: 73 PY 2011: 63 PY 2012: 32 PY 2013: 49	Provides opportunities to learn life skills and improves self-confidence.

<u>Program:</u> CD-3 Supportive services for persons who are affected by abuse and neglect <u>5-year Objective:</u> 500 assisted	Center for Community Solutions – Project Safehouse	The Center for Community Solutions did not submit an application for funding in PY2012 or PY2013.	N/A	0 persons assisted with emergency housing	Persons Assisted: PY 2010: 22 PY 2011: 52 PY 2012: n/a PY 2013: n/a	Provides emergency shelter, food and clothing for people affected by domestic violence.
Priority: Improve and Provide Public and Community Facilities, and Infrastructure						
<u>Program:</u> CD-7 Public and Community Facilities <u>5-year Objective:</u> Complete 5 projects/facilities	City Project- Buena Vista/ Railroad Avenue Improvements	Financed reconstruction of streets, installation of sidewalks and drainage.	No allocation of annual CDBG funding was requested in PY2013.	A Section 108 loan of \$1,400,000 was executed during PY11. The project is fully funded and in design.	One project funded.	Finance, planning and reconstruction of streets Buena Vista, Railroad Avenue Neighborhood
	Home of Guiding Hands	Provide improvements to agency-owned group homes housing very-low-income adults with developmental disabilities.	Funded by \$5,587 in CDBG monies	Completed improvements to one group home.	Projects completed: PY 2010: 0 PY 2011: 2 PY 2012: 2 PY 2013: 1	Beginning in PY2012, Home of Guiding Hands has received CDBG funds to improve housing for adults with developmental disabilities.

Priority: Ensure Effective Use of Limited CDBG Resources						
Program: A-1 Planning and Administration	City Administration	Administration of CDBG Program	Partially funded by \$39,089 in CDBG monies	N/A	N/A	Subsidizes part of the program administration costs
Priority: Promote Fair Housing						
Program: A-2 Fair Housing <u>5-year Objective:</u> Continue to contract with an agency with extensive fair housing resources to provide quality fair housing services	San Diego Regional Alliance for Fair Housing (formerly Fair Housing Resources Board)	Implement recommendations of Regional AI	Staff cost are funded by General Fund monies	Assisted with the development of website for fair housing resources, a brochure and posted a link on City webpage to regional fair housing resources	Brochures provided, attended all board meetings	Encourages regional and collaborative work between organizations and government entities supporting fair housing
	CSA San Diego County (formerly Center for Social Advocacy)	Provide fair housing information to 150 persons	Funded by \$9,500 in CDBG monies	86 persons assisted with housing services.	Persons Assisted: PY 2010: 73 PY 2011: 68 PY 2012: 84 PY 2013: 86	Promote fair housing opportunities for all. Provide tenant/landlord mediation services

1.2 Affirmatively Further Fair Housing

1.2.1 Analysis of Impediments (AI) to Fair Housing Choice

The City is committed to furthering the fair housing goals in the 2010-2015 Consolidated Plan. The 2010-2015 San Diego County Regional Analysis of Impediments to Fair Housing Choice (AI) recommends that jurisdictions continue to support and fund non-profit agencies capable of receiving, investigating and resolving housing discrimination complaints. The provision of fair housing services is mandated by the HUD regulations for the CDBG program. Each year as part of the CDBG application, the City is required to certify that it is furthering fair housing. Annually, Santee allocates CDBG funds to procure fair housing services.

The City of Santee was not cited for any Jurisdiction-Specific Impediments carried over from previous AI's. The jurisdiction-specific impediments identified in the current AI are as follows:

1. The City of Santee conditionally permits transitional housing, which can limit housing choices of special needs groups such as homeless individuals and families.
2. Santee's Zoning Ordinance does not provide for supportive housing and Single – Room Occupancy (SRO) as required by State law (SB 2 and AB 2634).

Recommendations:

1. Amend the Zoning Ordinance to reflect Housing Element policy relating to supportive housing and Single-Room Occupancy units.

On January 23, 2013, the City of Santee approved Ordinance 517 amending the City's zoning regulations to permit SRO's and transitional housing by right within the city.

Additionally, the City of Santee contracted with the Center for Social Advocacy to provide Fair Housing and Tenant Landlord services to the residents of Santee in PY 2013.

1.3 Affordable Housing

1.3.1 Summary

The City of Santee fosters and maintains affordable housing through a variety of federal Community Planning and Development (CPD) and locally funded programs listed in Section I, *General Assessment*. The increasing financial gap between housing costs and eligible income limited the City's ability to provide financial assistance for

households with housing that met the Section 215 definition of affordable housing or rental and home ownership.

1.3.2 Affordable Opportunities

Housing Programs and Projects are not limited to specific neighborhoods or areas during the five-year planning period. This policy is reflective of the distribution of lower income residents. The following housing activities were funded in PY 2013 using a variety of resources, including CDBG. Table 2 Section 1 summarizes cumulative accomplishments.

- Section 8 Housing Choice Voucher Program: San Diego County Housing Authority administers the Section 8 voucher program.
- Mobilehome Rent Stabilization: Regulates mobilehome space rent increases in 11 mobilehome parks for tenants not on long term leases.
- ElderHelp of San Diego: Senior affordable housing programs and referral services.
- HOME Program: Downpayment and closing cost assistance with HOME funds provided via the San Diego County Consortium.
- CalHome Program: The City retains a portfolio of subordinated deferred-trust deeds for downpayment assistance to the First-Time Homebuyers.
- Mortgage Credit Certificate Program: Regional Mortgage Credit Certificate (MCC) Program for first-time homebuyers.
- Caring Neighbors Rehab Program: Minor home repairs, install security and safety equipment for low-income seniors and disabled people.

1.3.3 Public Housing

Priority: Continue to support government assisted apartment projects to retain affordability controls. The City has no public housing within the jurisdiction.

Assisted Apartment Projects: At the conclusion of Program Year 2013, Santee had six assisted apartment projects that provided 612 units of assisted housing: Carlton Country Club Villas, Woodglen Vista Apartments, Shadow Hills Apartments, Cedar Creek Apartments, Forester Square Apartments and Laurel Park Senior Apartments. These apartment communities are administered by their owners, who maintain their own waiting lists and screen applicants.

<i>Objectives</i>	Retain affordability of 612 units within the City's six assisted apartment projects.
<i>Accomplishments</i>	612 units retained

1.4 Continuum of Care Strategy

Santee participates in the San Diego Continuum of Care to address homeless needs. The San Diego Continuum of Care system is composed of an array of experienced and committed public, private and non-profit partners that provide housing and services that are the system's fundamental components. These components are prevention, outreach/assessment, emergency shelter, transitional housing, permanent supportive housing, supportive services, and permanent housing. San Diego's system continues to develop ways to meet the needs of the homeless and to fund programs to fill housing and service gaps for all subpopulations throughout the region.

The Regional Continuum of Care Council utilizes Emergency Shelter Grant (ESG), CDBG, and Federal Emergency Management Agency (FEMA) Homeless funds to provide emergency shelters and services for the homeless throughout the region. Supportive Housing Program (SHP) and Shelter Plus Care (S+C) funds are the primary regional funding sources to provide transitional and supportive housing facilities for the homeless. In addition, a variety of funding sources are used to provide supportive services for the homeless. Combined, these programs substantially address the gaps existing in the Regional Council Continuum of Care.

1.4.1 Homeless Programs

The City has taken a regional approach to homelessness. The relatively small need in the City does not justify designing a program specifically for the community's homeless population. Rather, through cooperative relationships with public agencies and nonprofit organizations, such as the Santee Food Bank and Crisis House, the City provides referrals and assistance to homeless and near homeless individuals.

1.4.2 Homeless Prevention

The City funds Crisis House, which operates a homeless prevention and intervention program. Crisis House also provides employment counseling, health screenings, and addresses emergency needs of homeless residents. The City's contract with the CSA San Diego County for fair housing services assists those at risk of becoming homeless by improving tenant/landlord relationships, reducing evictions, and assisting households in finding adequate housing.

1.4.3 Emergency Shelters and Supportive Services

Homeless persons are referred to the following establishments:

- Center for Community Solutions, Project Safehouse (La Mesa)
 - Community Research, Halcyon Crisis Center (El Cajon)
 - Ecumenical Council of San Diego, ISN Rotational Shelter (East County)
 - County Mental Health, Shelter Beds (El Cajon)
 - M.I.T.E., East County Detox (El Cajon)
 - Volunteers of America, Carlton Luhman Center (El Cajon)
-

1.4.4 Transitional Housing

The City provides referrals to the following transitional housing facilities:

- Crisis House, Adults w/ Disabilities, Focus, and Family Shelter (El Cajon)
- Freedom Ranch, Residential (Campo)
- M.I.T.E., KIVA Residential, New Connections, and Options for Recovery (Lemon Grove)
- Vietnam Veterans of San Diego, Focus (El Cajon)

Geographic Distribution: Homeless services are available to persons in need Citywide.

1.5 Other Actions

1.5.1 Addressing Obstacles to Meeting Underserved Needs

The major obstacle to meeting underserved housing and community development needs in the City is a lack of sufficient resources to address all of the needs that exist. To supplement federal CDBG and HOME funds, the City has used General Fund funds to support a variety of public services to low and moderate-income households

1.5.2 Foster and Maintain Affordable Housing

The City continues to support the government-assisted apartment projects to retain the affordability controls.

Assisted Apartment Projects: At the conclusion of Program Year 2013, Santee had six assisted apartment projects that provided 612 units of assisted housing: Carlton Country Club Villas, Woodglen Vista Apartments, Shadow Hills Apartments, Cedar Creek Apartments, Forester Square Apartments and Laurel Park Senior Apartments. The apartments maintain their own waiting lists and screen applicants.

<i>Objectives</i>	Retain affordability of 612 units within the City's six assisted apartment projects. Add 44 units of low- and very-low income housing.
<i>Accomplishments</i>	612 units retained

1.5.3 Eliminate Barriers to Affordable Housing

The City utilized several methods to offset the potential negative effects of policies that might act as barriers to affordable housing, such as building codes, development impact and permit processing fees, parking requirements, development standards, etc.

As part of the City's 2010-2015 Housing Element update, the City proposed the following actions to remove barriers to affordable housing:

1. Provide Regulatory Concessions and Incentives for Affordable Housing: Due to changes in State law, the City's density bonus ordinance (Chapter 17.26 of the Municipal Code) was revised. In accordance with State law (Section 65915 of the California Government Code) the City will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and senior housing. Regulatory concessions and incentives could include, but are not limited to, reductions in the amount of required on-site parking, fee reductions, expedited permit processing, and other reduced development standards.
2. Housing for Persons with Disabilities: Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. Existing City practice provides reasonable accommodation for disabled person housing. The City also amended its Zoning Code to address housing for persons with special needs, including persons with disabilities. These include a formal process in the Zoning Code to allow reasonable accommodations for persons with disabilities and Council passed an ordinance to allow congregate care facilities for seniors with a CUP in the multiple family density zones.

1.5.4 Overcoming Gaps in Institutional Structure

Due to financial constraints, the City of Santee is limited in its ability to meet all of the housing and community development needs of lower and moderate income households. However, the City continues to work to combine City resources with private industry and non-profit agency resources to meet as much of the need as financially feasible.

The City will strengthen, coordinate, and integrate the governmental institutions, non-profit and private delivery systems outlined in this Consolidated Plan through on-going interaction between City staff, private developers, non-profit organizations, financial institutions, and various service providers.

The City of Santee is not the primary provider of affordable housing, supportive housing, homeless shelters, or supportive services. The City of Santee carried out much of its strategy in PY 2013 by encouraging public and private partnerships with private entities, non-profit organizations, or other public agencies assuming the role of primary provider of affordable housing or supportive services with some financial assistance from the City. However, the City continued to implement housing assistance programs where the City has expertise or such programs have already been established. Through the density bonus ordinance, the City offers density bonuses, incentives and regulatory concessions to facilitate the development of affordable housing.

1.5.5 Improving Public Housing and Resident Initiatives

The City of Santee has no public housing.

1.5.6 Evaluating and Reducing Lead-Based Paint Hazards

National studies estimate that 75 percent of all residential properties built prior to 1978 contain lead based paint (LBP). Lower income households affected by LBP have fewer financial resources available to detoxify units and/or provide medical treatment to children suffering from lead poisoning. The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires jurisdictions to focus on implementing practical changes in older housing to protect children from lead hazards.

The County of San Diego implemented a Childhood Lead Poisoning Prevention Program on a countywide basis and the City participated in this program to determine the extent of any problem in Santee. The 1992 to 1999 study of elevated blood lead levels in children identified only one case of lead poisoning in Santee, indicating the problems associated with lead-based paint hazards are limited.

As the housing stock ages and residents are more apt to remodel their property, the potential for disturbing surfaces containing lead-based paint increases and could pose a risk to residents, particularly pregnant women and small children. The City continues to inform applicants for First Time Homebuyer and Housing Rehabilitation Loans about the hazards of lead-based paint. In addition, copies of the HUD brochure, "Lead-Based Paint, a Threat to Your Children", are kept in the public waiting areas at City Hall.

1.5.7 Ensuring Compliance with Program and Comprehensive Planning Requirements

To be effective, housing policies and strategies must be consistently monitored and revised when necessary. The City monitors all activities every year by visiting each agency receiving CDBG funds. Staff retains a list of the funded agencies' current board members, insurance certificates, and intake procedures. At the end of each program year the City requests a final program evaluation from each agency. City staff also works with each agency to develop eligibility forms, invoices and any other assistance as needed. If an agency is not meeting their objectives the City issues a warning and instructions to correct identified issues. If there is no improvement, a recommendation is made to Council not to continue funding to the program.

1.5.8. Reducing the Number of Persons Living Below the Poverty Level

Poverty is defined by the Social Security Administration as the minimum income an individual must have to survive at a particular point in time. Although there are many causes of poverty, some of the more pronounced causes of poverty include the following:

1. Low income-earning capability;
2. Low educational attainments and job skills;
3. Discrimination; and
4. Personal limitations (e.g. developmental and physical disabilities, mental illness, drug/alcohol dependency, etc.).

State and County Programs - The City works to assist those living below the poverty level through a wide range of service providers. The largest provider of coordinated services is the San Diego County Department of Social Services. This agency provides State and federal public assistance to all residents meeting the guidelines for the various programs available. General relief, Aid to Families with Dependent Children, medical assistance, and self-sufficiency programs are all administered through the County. All Santee residents in need are directed to apply for assistance to the Department of Social Services.

City Programs - In addition to an annual CDBG allocation to provide services to lower income residents of Santee (including those in poverty), the City allocates CDBG funds to a variety of public facility and infrastructure improvement projects that can attract economic development opportunities. The City's economic development goal is to foster development to provide additional employment opportunities for all income levels and to increase the tax base to provide services to the community.

1.6 Leveraging Resources

As a city with substantial housing and community development needs, Santee seeks to leverage its CPD funds with a variety of resources in order to maximize the effectiveness of available funds.

With regard to housing activities, the primary funding source for leveraging CDBG and HOME funds was Redevelopment Housing Set-Aside funds. Prior to the dissolution of redevelopment by the State of California, Redevelopment Housing Set-Aside funds were allocated to a variety of housing programs during the City's 2005-2010 Consolidated Plan period, including:

- Mobilehome Rental Assistance Program
- Mobilehome Rent Stabilization
- Mortgage Credit Certificate Program Administration
- Housing Preservation Loan Program

CPD funding of non-housing community development programs was also leveraged with local funds, including:

- FEMA Emergency Food and Shelter Board
- Lead Based Paint Testing and Abatement
- Public Education (Lead Based Paint Hazards)
- Crime Free Housing/Fair Housing

1.7 Summary of Citizen Comments

Citizen Participation provides for problem identification, proposing solutions to problems, goal setting, balancing needs, determining priorities, and recommending which projects should become a part of the City's Community Development Program. These goals are met through a collaborative process. At a minimum, two public meetings are held annually to obtain citizen input on the utilization of existing programs for agencies/non-profits to request funding from the Council. A notice of funding availability is usually published on or around December 1 of the year proceeding the year under consideration. An Annual Action Plan for the use of CPD funds is typically presented to the City Council for final approval in May.

Citizen comments and suggestions are incorporated in the Annual Action Plan. Proposed projects are reviewed per the Code of Federal Regulations by City staff and then forwarded to the City Council for consideration.

1.7.1 PY 2013 CAPER Process

The CAPER was available for public review and comment from September 11, 2014 through September 26, 2014 at the Santee City Clerk's Office and at the Santee Department of Development Services, both located at 10601 North Magnolia Avenue. No comments were received.

1.8 Self-Evaluation

Significant unmet needs continue to exist in the area of affordable housing. The activities and strategies pursued by the City during the reporting period made an impact on the needs identified in the Consolidated Plan. Most projects and goals set out in the PY 2013 Action Plan were completed. Unspent funds will be reallocated to future projects.

The use of federal and non-federal resources for home ownership and neighborhood revitalization will continue to be the priority activities for Santee. Programs for income-qualified youth and seniors were also emphasized. Due to the elimination of tax increment funding formerly available through Santee's redevelopment activities, rental assistance and home repair financing programs were terminated during PY 2011.

The City of Santee monitors the financial dynamics occurring in the community and shifts program emphasis to accommodate practical realities. Staff remains in close communication with other service providers and agencies and are able to adequately accommodate and make changes when necessary.

In accordance with HUD's directive notice CPD-03-09, encouraging performance measurement, the City continued to report on quantifiable goals and objectives that have been used to provide for performance measurement of the City's CDBG program activities since the adoption of the 2010-2015 Consolidated Plan. Cumulative

measures of performance can be found in the Table 2 of Section I, General Assessment.

Section 2 CDBG ENTITLEMENT NARRATIVES

2.1 Assessment of the Relationship of CDBG Funds

2.1.1 Use of CDBG Funds in Relation to Consolidated Plan Priorities, Needs, Goals, and Objectives

The 2010 -2015 Consolidated Plan identified a general priority to assist lower and moderate income residents and provide public facilities in low and moderate income census tracts as a first priority. Further priority is given to very low income residents paying over 50 percent of their income towards housing costs. The following strategy points were developed to complement the Consolidated Plan priorities:

- Give maximum priority to activities that benefit low and moderate income neighborhoods or aid in the prevention or elimination of slums or blight, activities that support the expansion of affordable housing and activities that create a suitable living environment.
- Expand and improve public facilities necessary for the support of neighborhood revitalization and sound community development.
- Preserve and improve the existing affordable housing stock.
- Provide public services for youth, seniors, persons with disabilities, families, people affected by domestic violence, and people who are at risk of becoming homeless and that support a suitable living environment.

CDBG and HOME funds leveraged with General Fund monies were provided to support activities to affect each strategy point according to Santee's Consolidated Plan priorities. Refer to Section I.A (Assessment of Five-Year Goals and Objectives) for specific activities undertaken and accomplishments achieved.

2.1.2 Nature and Reasons for Changes in Program Objectives

Due to market circumstances, only one First Time Homebuyer Loan was made during Program Year 2013.

The City of Santee has participated in the federal HOME Program through participation in the San Diego County HOME Consortium – a collaboration of local municipalities and the County of San Diego, which has administered the consortium. Participating jurisdictions made loans to qualifying applicants and sought reimbursement of loaned funds from the consortium. Revisions to federal regulations governing the administration of HOME Program funds (Final Rule of July 24, 2013) have made this structure infeasible. As a result of the significant changes in HOME Program rules, beginning on July 1, 2014, jurisdictions participating in the San Diego County HOME Consortium ceased making FTHB loans locally. Rather, the County of San Diego as

consortium administrator took responsibility for accepting and underwriting applications within the jurisdiction of the consortium. Persons interested in obtaining FTHB assistance are directed to the County Department of Housing and Community Development. The County will offer a single FTHB program within the areas of its HOME Program jurisdiction (including consortium cities).

2.2. Efforts in Implementing the Planned Activities

The City proactively provides assistance to grant subrecipients in relation to funding applications, reporting, record-keeping and invoicing. The City did not hinder plan-implementation by action or willful inaction. The City pursued all resources indicated in the Consolidated Plan and the PY 2013 Action Plan. CDBG-funded activities and accomplishments from PY 2013 are summarized in Tables 1 and 2 in Section 1.

2.2.1 Compliance with National Objectives

Local community development activities must be designed to address one or more of the three national objectives:

- Eliminate slums and blight and blighting influences;
- Benefit low to moderate income persons and neighborhoods;
- Meet other urgent community needs imposing an immediate threat to safety and health.

All activities pursued in PY 2013 were focused on benefiting low and moderate-income persons through:

- Direct provision of assistance to income-qualified persons (rehabilitation services, nutritional support, counseling and referrals, etc.);
- Direct provision of service to persons qualified under the Limited Clientele benefit (senior and youth services); or
- Improvements made in low and moderate income areas.

2.3 Low/Moderate Income Area (LMA)

Beginning in Program Year 2011, CDBG funds have been allocated to the Buena Vista Railroad Avenue Neighborhood Improvements reconstruction project. The project includes adding curbs and sidewalks, reconstructing the streets surfaces, replacing drainage pipes and associated repairs. The improvements made on these streets will serve Santee residents who reside in Census Tract 166.17. The City applied for and received a Section 108 loan to fully fund all of the improvements needed.

2.4 Low/Moderate Income Limited Clientele (LMC)

The City uses CDBG funds to support a variety of public services to benefit seniors, youth, homeless and near homeless, and persons affected by domestic violence. Each of these activities targeted populations qualified under the presumed benefit provisions of the Limited Clientele eligibility standards.

2.5 Displacement and Relocation Activities

No CDBG activities required the displacement or relocation of residents.

2.6 Economic Development Activities

Economic development programs were not funded with CDBG funds in PY 2013.

2.7 Use of CDBG Funds

2.7.1 Program Income

The City has no CDBG revolving loan funds or float-funded activities and therefore did not generate program income from these sources in PY 2013. The City did not generate any program income from the sale of real property, loans outstanding or written off, or lump-sum drawdown payments.

2.7.2 Prior Period Adjustment

No reimbursement were made for expenditures that were disallowed

2.7.3 Loans and Other Receivables

The City has no CDBG float-funded activities and therefore there were no loans outstanding or in default as of the end of PY 2013. No parcels acquired or improved with CDBG funds were available for sale.

2.7.4 Lump Sum Agreements

The City did not participate in any Lump Sum Agreements in PY 2013.

Section 3 HOME GRANT REQUIREMENTS

3.1 Distribution of HOME Funds among Identified Needs

The 2010-2015 Consolidated Plan identifies a high need for homeownership assistance and rehabilitation. The Plan also identified a need for affordable housing for lower income households, particularly for seniors. In PY 2013, HOME funds were allocated to the First Time Homebuyers Program to address these needs.

Overall, the City attempted to balance the expenditure of HOME funds to benefit the households with the highest priority needs. The City has expended significant redevelopment resources to assist in the development of affordable rental housing. Use of HOME funds consistently focuses on providing affordable homeownership opportunities.

The HOME program is administered by the San Diego County HOME Consortium. The County of San Diego as the Lead Agency for the HOME Consortium and retains nine percent of the Consortium's HOME grant for administration of the HOME Program, including submission of the HOME CAPER and IDIS Reports.

The City of Santee has participated in the federal HOME Program through participation in the San Diego County HOME Consortium – a collaboration of local municipalities and the County of San Diego, which has administered the consortium. Consortium members include the cities of Santee, Carlsbad, Encinitas, La Mesa, San Marcos, Vista, and San Diego County. Beginning on July 1, 2014, the County of San Diego, as consortium administrator, took responsibility for accepting and underwriting applications throughout the jurisdiction of the consortium.

3.2 HOME Match Report

The County of San Diego, as the Lead Agency for the HOME Consortium, prepares and submits the consortium's HOME Match Report.

3.3 Onsite Inspections of HOME Rental Units

HOME funds were used to partially fund the reconstruction of the Shadow Hill Apartments. The funds did not assist specific apartments, but were pooled with other funds. The property owner submits an occupancy report to the City on income levels, family size and vacancies annually. Any other inspections required in accordance with HUD regulations for use of HOME funds is the responsibility of the County of San Diego as administrator of the HOME program for the Consortium.

3.4 Affirmative Marketing Plans

The Department of Development Services markets its programs to the community in an effort to encourage participation from residents of all ethnicities through workshops, informational meetings/presentations to community groups and City Council meetings, department brochures and through Santee's website. Program brochures are available at most City sponsored events and articles are placed in the City's online newsletter. In addition the CDBG program is advertised on the Affordable Housing Applications webpage and at the HUD local office.

3.5 Use of HOME Program Income

In PY 2013, one First Time Homebuyer Loan was made. The City of Santee looks forward to increased production in First Time Homebuyer lending during PY 2013.

